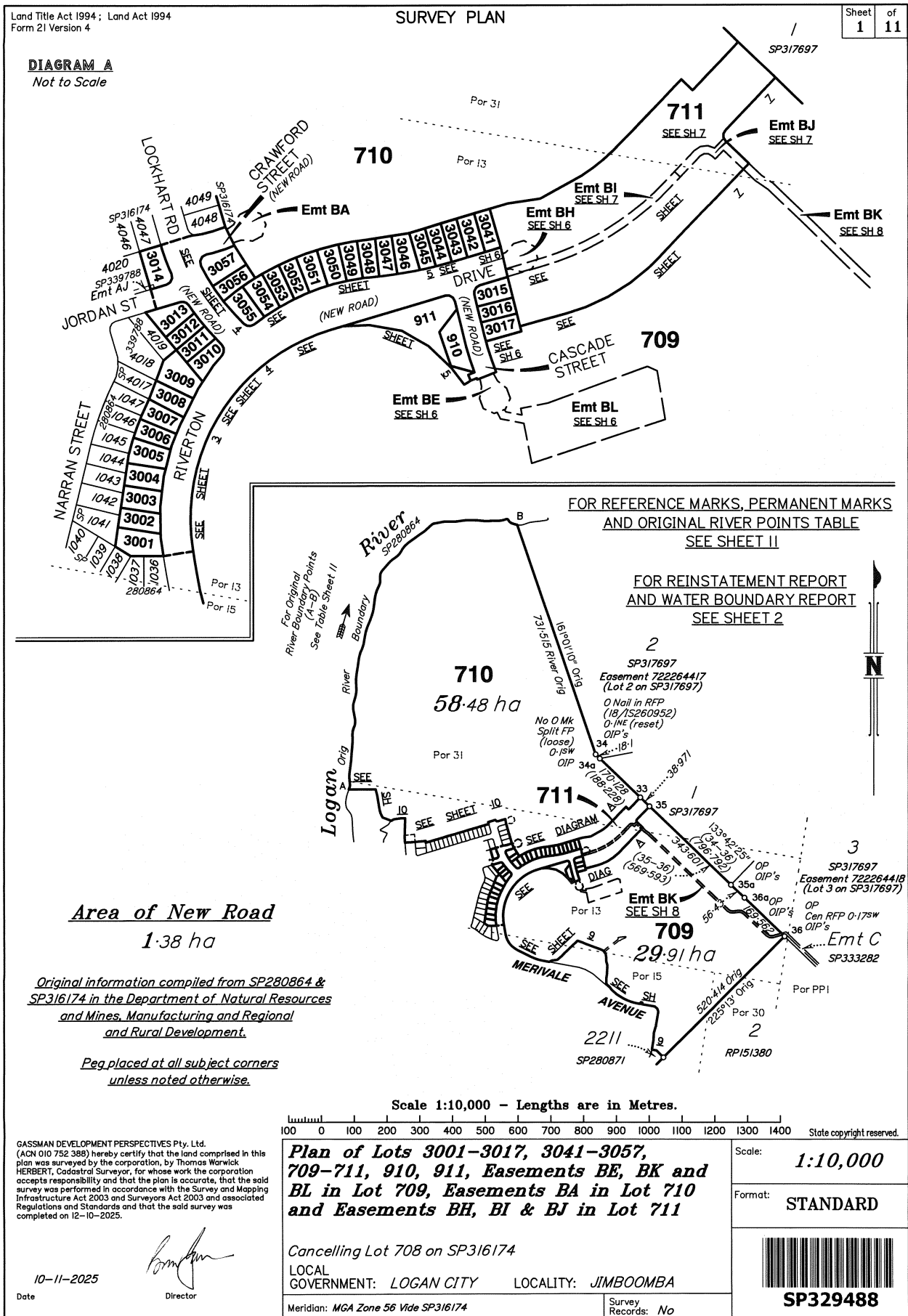




724556006

EL 400 \$5,623.50
09/12/2025 16:22:03

(Dealing No.)

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet **2** of **11**

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51349969	Lot 708 on SP316174	3001–3017, 3041–3057, 709–711, 910, 911	New Road	Emts BA, BE, BH–BL

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
724393370	3001–3017, 3041–3057, 709–711, 910, 911	–

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
720612436 (Emt J on SP280865)	709
723256836 (Emt's N & O on SP316174)	710
723278645 (Emt AX on SP339788)	3014

Easement 723278644 (Emt Q on SP339788) to be surrendered prior to registration of this plan.

Easement 723256835 (Emt AY & AZ on SP316174) to be surrendered prior to registration of this plan.

Easement 720028240 (Emt C on SP280864) to be surrendered prior to registration of this plan.

Easement 723256836 (Emt P on SP316174) to be partially surrendered prior to registration of this plan.

Reinstatement Report

Subsequent New Plan of Survey under section 113 of the Survey and Mapping Infrastructure Act 2003.

- Plans Searched – IS119226, IS260952, RC836248, RP55733, RP117158, RP151380, RP200008, RP809626, RP809625, RP859595, RP896454, SP103442, SP154967, SP172768, SP203522, SP280864, SP280865, SP280868, SP280869, SP316174, SP317697.
- Datum: Stations 34 (OIP's) – 36 (OIP)
- Stations 2, 3, 9, 10, 12a, 13, 34–36a fixed by original reference marks.
- Majority of other original corners fixed by OPs
- All bearings and distances agree well with underlying Survey Plan.
- Connection to datum achieved via SP316174.
- Note: Southern bend in Lot 3001 could not be marked as the gap between shed and fence was too narrow. Corner of shed referenced.

Water Boundary Report (Non – Tidal Watercourse)

A First New Plan of Survey (FNPOS) SP280864 was registered for the subject land in April 2020 pursuant to sec. 108 of the SMI Act 2003.

Since the FNPOS there have been Subsequent New Plans of Survey (SNPOS) over parts of the original Survey Plan. SP316174 is the most recent SNPOS over the subject lot.

On the FNPOS, the boundary was adopted as the top of bank. Site inspection and check survey measurements have confirmed that the feature adopted on SP280864 is to the greatest practical extent in the same location. Therefore the boundary shown on this plan has been compiled from SP280864 under section 113 of the SMI Act 2003.

Notification issued to the owners of Lot 1042 on SP280846 and owners of Lot 3003 on SP329488 on 10/11/2025, in accordance with the Survey and Mapping Infrastructure Regulation 2024.

710, 711	Por 13 & 31
709	Por 13, 15, 30 & 31
910, 911, 3001–3017, 3041–3057	Por 13
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 5544–3A /

5. Passed & Endorsed :

By: Gassman Development Perspectives Pty Ltd
ACN 010 752 388
Date: 10–11–2025
Signed: 
Designation: Liaison Officer

6. Building Format Plans only.

I certify that:

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date
* delete words not required

7. Lodgement Fees :

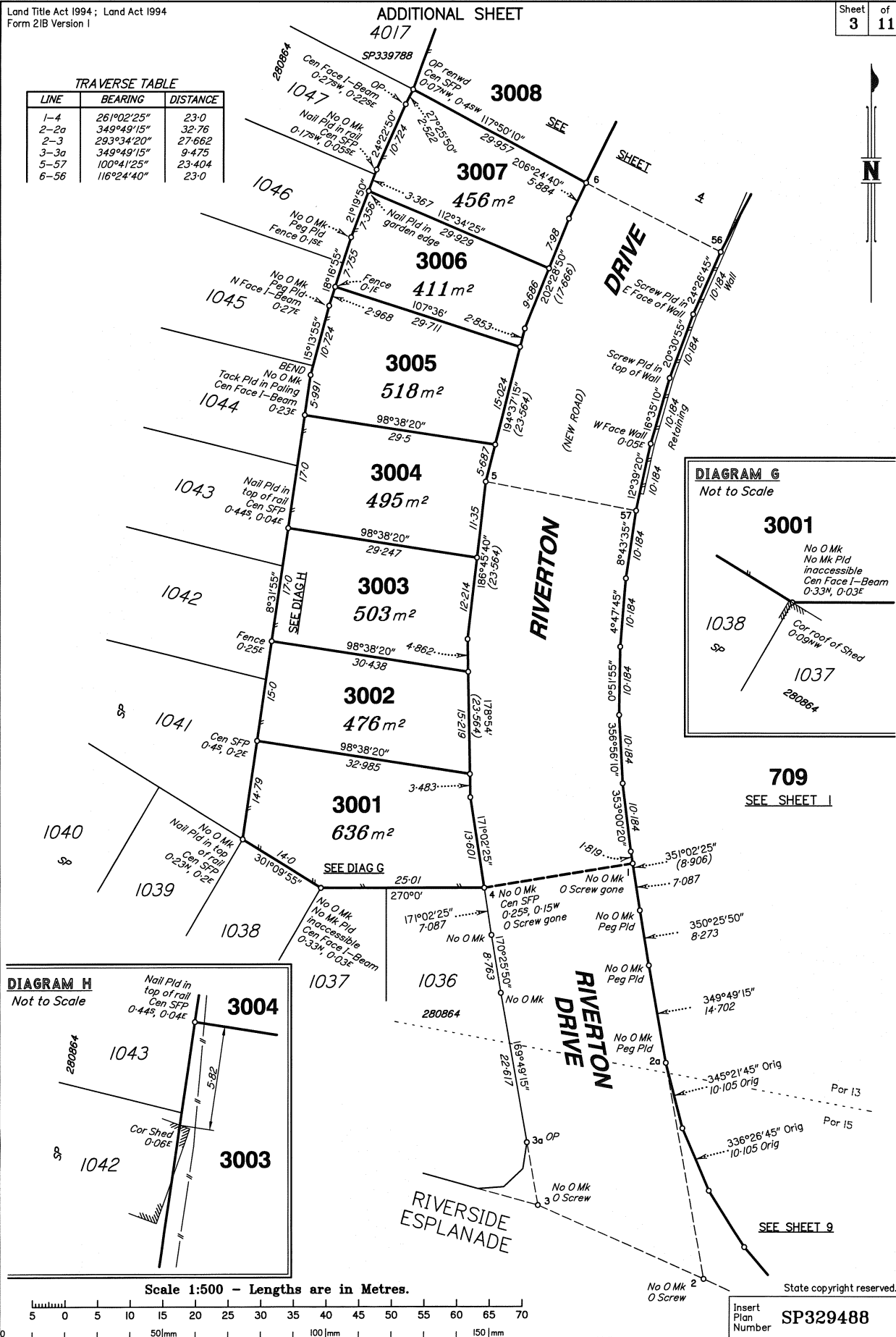
Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

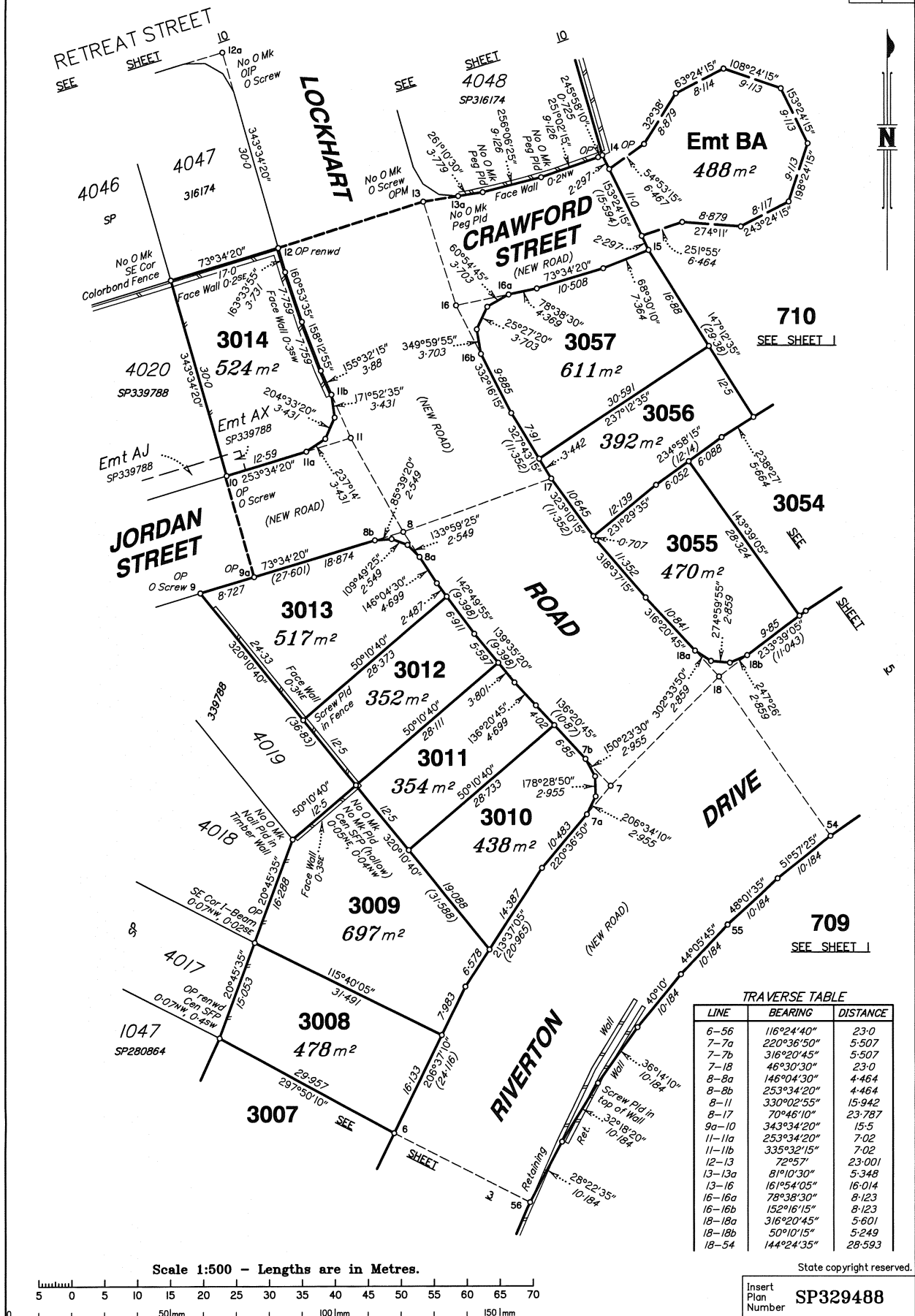
8. Insert Plan Number

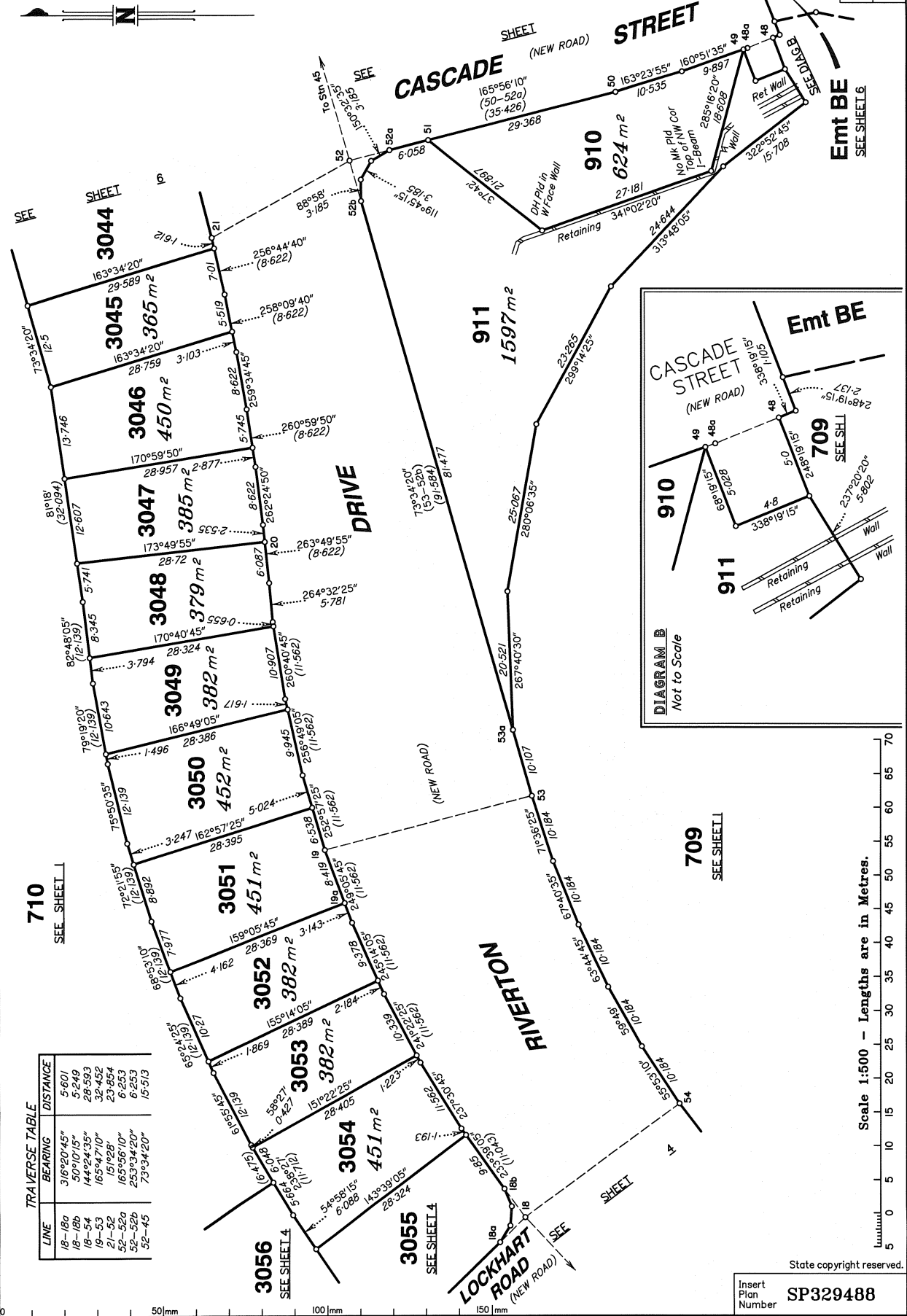
SP329488

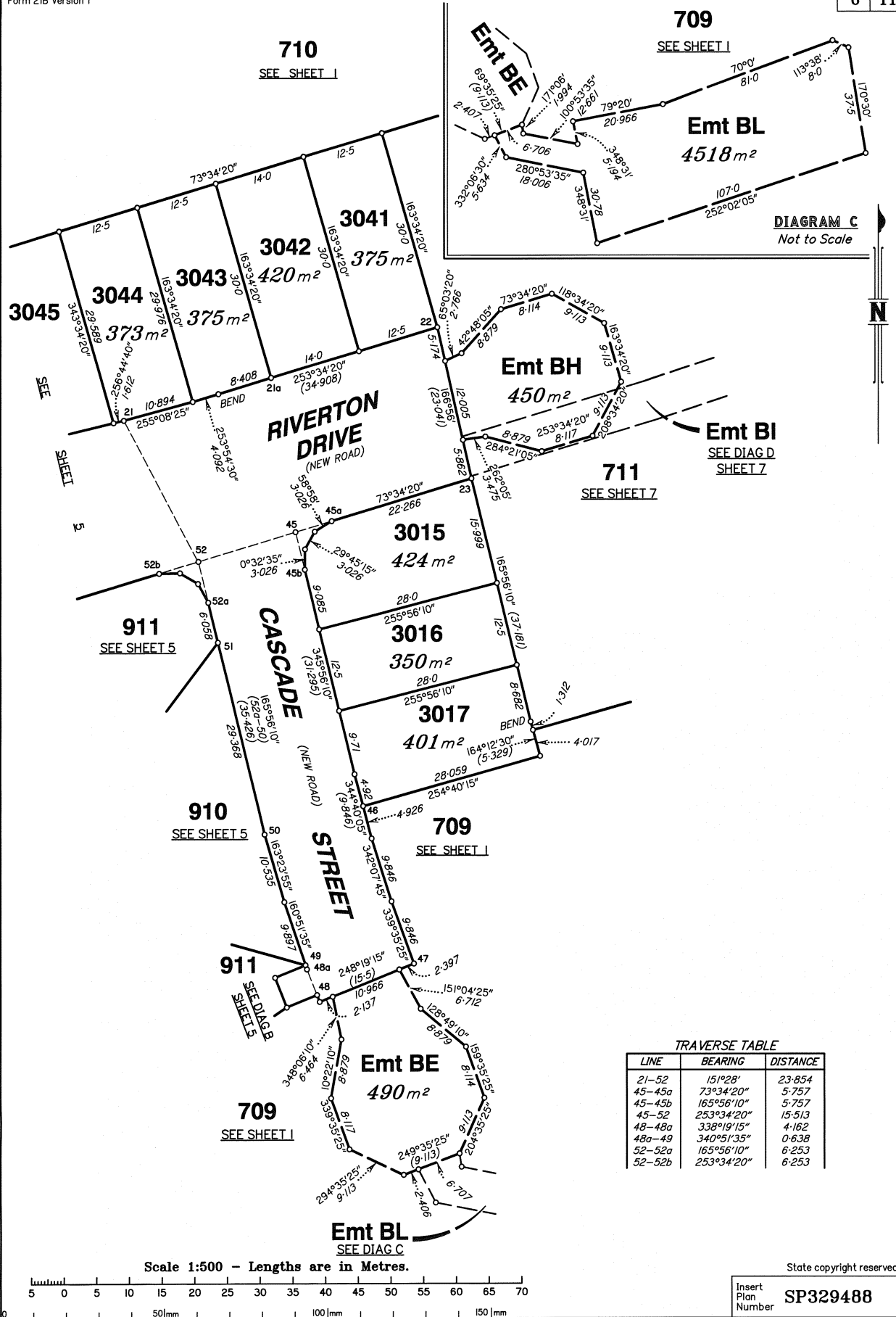
5544–3A /

LINE	BEARING	DISTANCE
1-4	261°02'25"	23.0
2-2a	349°49'15"	32.76
2-3	293°34'20"	27.662
3-3a	349°49'15"	9.475
5-57	100°41'25"	23.404
6-56	116°24'40"	23.0









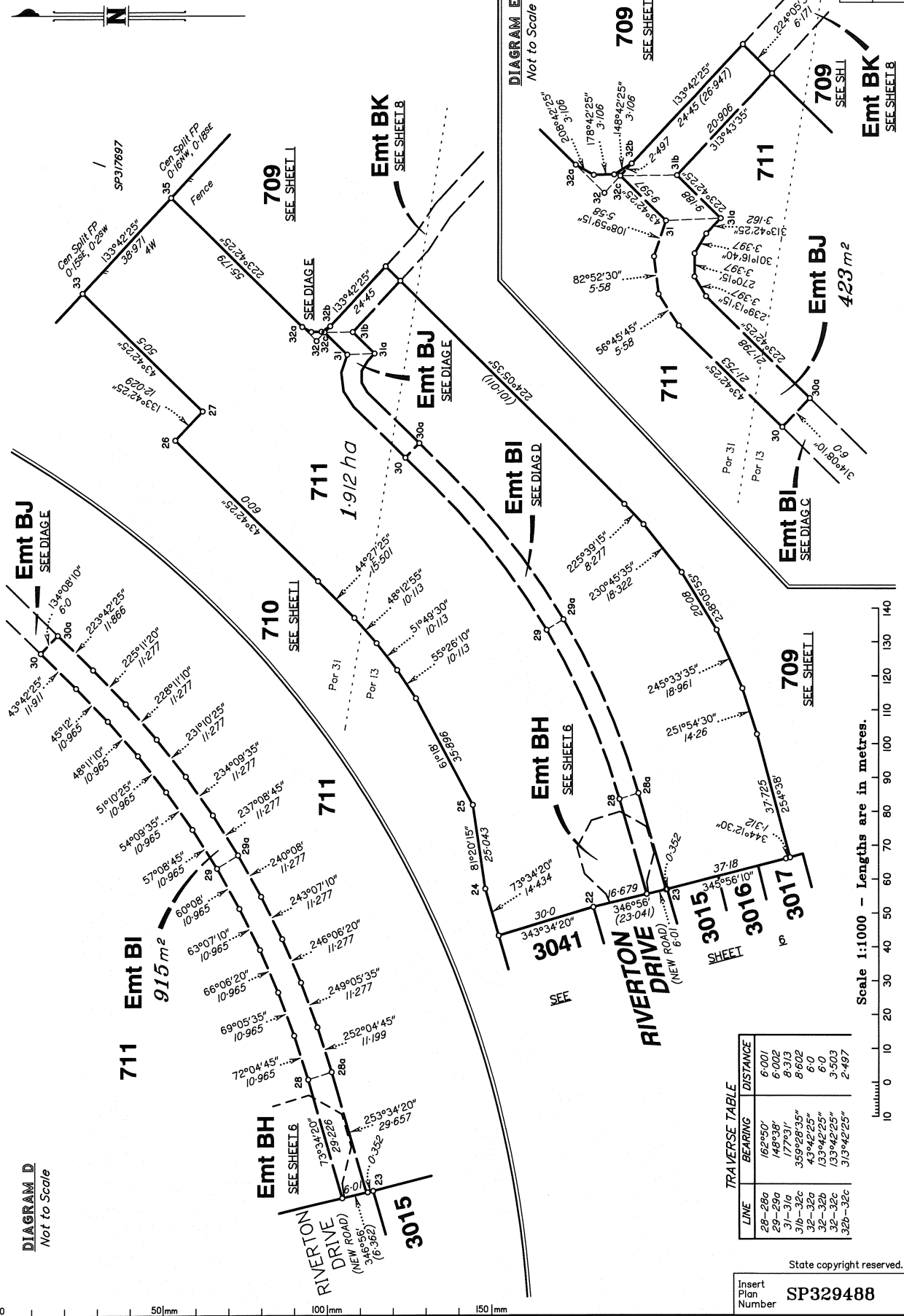
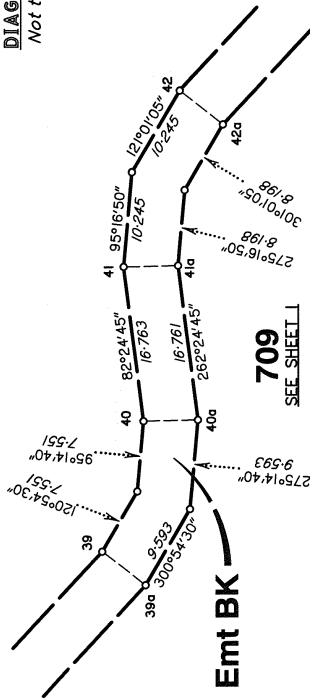


DIAGRAM F
Not to Scale



709
SEE SHEET I

Emt BK

Emt BJ
SEE SH Z

711
SEE SH Z

Emt BK
3346 m²

709
SEE SHEET I

SP3/7697
Egmont 222264418
(Lot 3 on SP3/7697)

For PPI
For P13

SEE DIAGRAM F

SEE DIAGRAM F

Emt C
SP333202

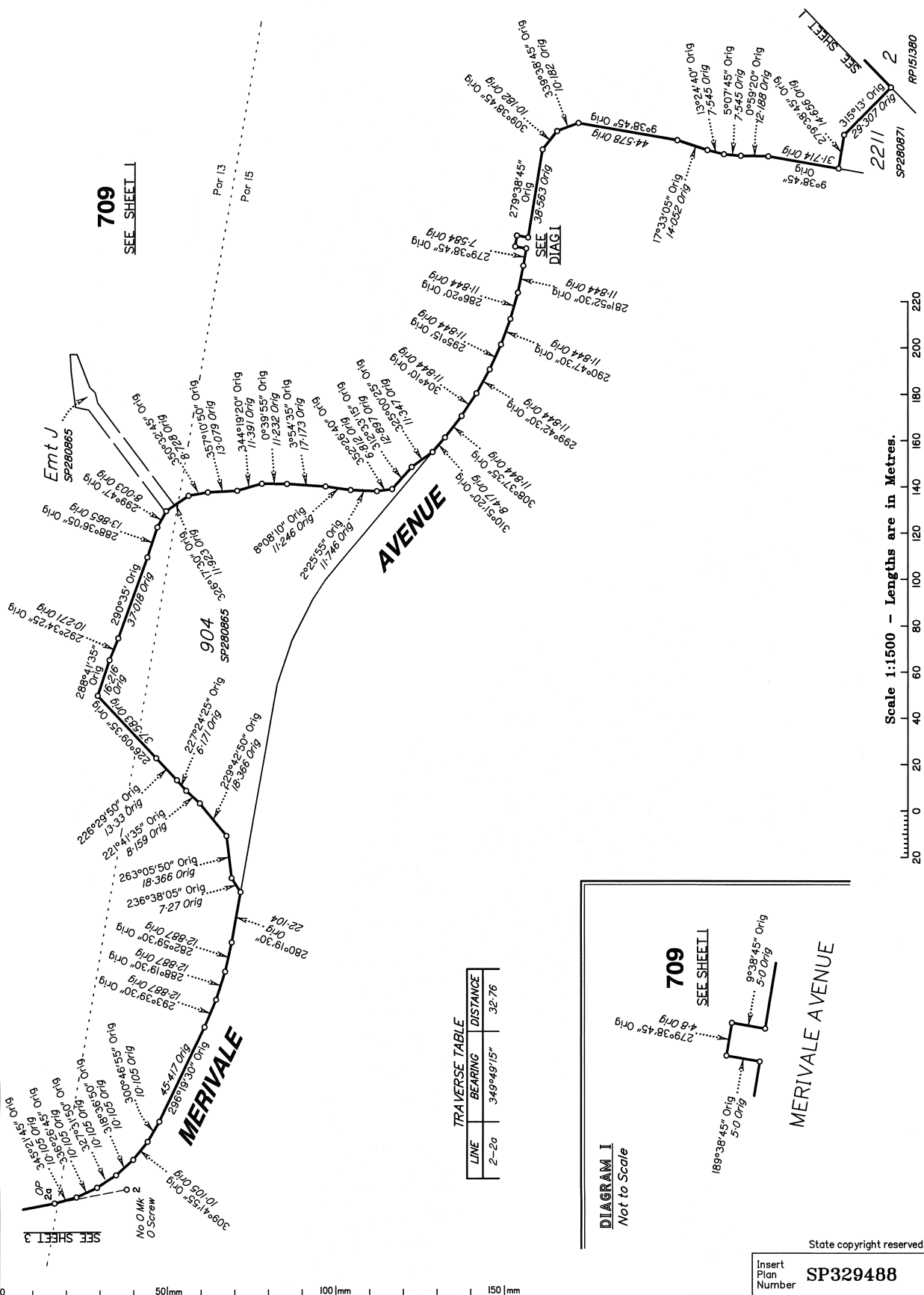
Scale 1:1500 - Lengths are in metres.

LINE	BEARING	DISTANCE
37-37a	229°40'	6.209
38-38a	220°10'	6.012
39-39a	217°59'	6.038
40-40a	178°59'	6.038
41-41a	178°59'	6.038
42-42a	217°27'	6.038
43-43a	216°28'	6.051
44-44a	173°02'	6.071

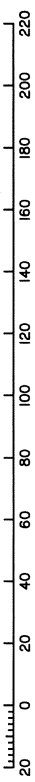
State copyright reserved.

Insert Plan Number **SP329488**

5544-341

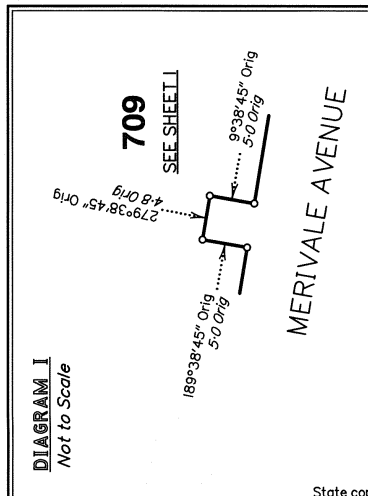


Scale 1:1500 - Lengths are in Metres.



TRAVERSE TABLE		
LINE	BEARING	DISTANCE
2-2a	349°49'15"	32.76

DIAGRAM I
Not to Scale

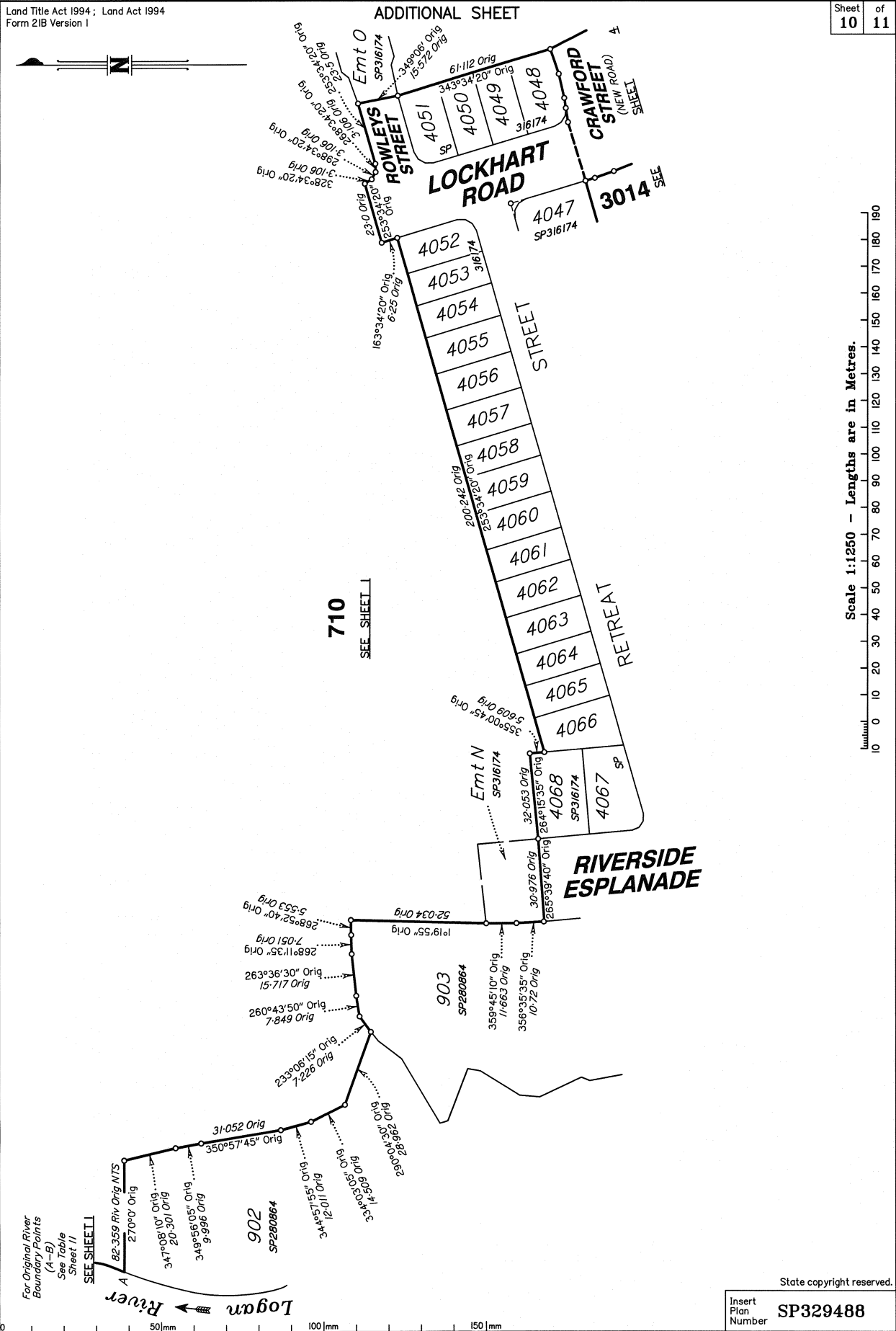


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Insert Plan Number
SP329488



5344-341



PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
13-OPM	40/SP316174	331°57'	8-095	193945	
49-PM		323°21'30"	2-557	193950	Mini Mk

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Screw in Kerb gone	39/SP280864	214°08'	5-524
1	Screw in MH Surround		320°55'	4-316
2	O Screw in Pram Ramp	41/SP280864	337°02'	10-776
3	O Screw in Pram Ramp	37/SP280864	42°33'	3-633
4	O Screw in Kerb gone	38/SP280864	126°29'30"	5-389
4	Screw in Traffic Island		157°20'20"	48-973
6	Screw in Kerb		133°28'	4-087
7	Screw in Kerb		166°37'	4-163
7	Pin		322°28'30"	5-941
8	Screw in Kerb		325°58'	3-331
9	O Screw in Kerb	27a/SP339788	311°38'	4-315
10	O Screw in Kerb	26/SP339788	195°45'	4-401
11	Screw in Kerb		16°43'	3-809
12a	O Screw in Kerb	35/SP316174	328°58'	1-7
12a	OIP	35/SP316174	156°46'	5-308
13	Screw in Kerb		143°06'	2-823
13	O Screw in Kerb	40/SP316174	317°47'30"	8-907
14	Screw in Kerb		170°52'	3-746
15	Screw in Kerb		277°07'	4-063
16	Pin		45°45'	2-78
16	Screw in Kerb		188°38'	4-438
17	Screw in Kerb		279°45'	5-385
18	Pin		351°31'	1-615
18	Screw in Kerb		84°42'	6-288
19a	Screw in Kerb		171°49'	3-998
20	Screw in Footpath		166°20'	1-763
21a	Nail in Footpath		193°19'	1-949
23	Nail in Kerb		22°51'	5-098
33	Pin		143°46'	13-828
34	OIP	5/RP200008	230°27'45"	1-011
34	OIP	5/RP200008	183°51'45"	7-334
34a	OIP	21/SP317697	101°44'	1-3
35a	OIP	20/SP317697	100°38'	1-61
35a	OIP	20/SP317697	314°33'10"	26-81
36	OIP	18/SP317697	42°32'	1-62
36	OIP	18/SP317697	292°53'	28-525
36a	OIP	14/RP151380	237°06'45"	1-0
36a	OIP	19/SP317697	222°39'	5-375
45	Screw in Kerb		15°22'	3-459
45	Screw in MH Surround		192°10'	5-82
47	Screw in Footpath		314°28'	3-918
48	Screw in Kerb		90°24'	4-068
52	Screw in Conc		134°53'30"	6-934
52	Pin		251°41'40"	5-829
53a	Screw in Kerb		353°11'20"	13-427
56	Screw in Kerb		217°03'	15-872

ORIGINAL RIVER BOUNDARY
POINTS TABLE

BEARING	DISTANCE
18°13'45" Orig	11-371 Orig
356°24'25" Orig	30-75 Orig
6°55'40" Orig	41-143 Orig
4°19'55" Orig	34-151 Orig
4°19'55" Orig	34-151 Orig
4°19'55" Orig	34-151 Orig
22°03'50" Orig	10-278 Orig
359°21' Orig	25-356 Orig
353°36'05" Orig	37-433 Orig
15°05' Orig	32-199 Orig
0°29'05" Orig	34-535 Orig
3°09'55" Orig	28-763 Orig
9°32'55" Orig	28-583 Orig
9°32'55" Orig	28-583 Orig
20°51'40" Orig	27-753 Orig
11°17'35" Orig	26-195 Orig
11°24'25" Orig	21-0 Orig
21°29'30" Orig	30-136 Orig
17°49'05" Orig	35-74 Orig
7°48'55" Orig	34-035 Orig
13°12'15" Orig	27-458 Orig
20°38'40" Orig	30-107 Orig
0°57'20" Orig	20-97 Orig
33°17'55" Orig	25-564 Orig
43°15'35" Orig	28-404 Orig
53°13'30" Orig	23-356 Orig
43°20'45" Orig	11-732 Orig
29°44'15" Orig	11-145 Orig
38°38'30" Orig	17-135 Orig
48°02'15" Orig	13-797 Orig
54°29'35" Orig	20-809 Orig
55°00'35" Orig	24-498 Orig
55°56'05" Orig	9-226 Orig
48°41'50" Orig	23-5 Orig
54°42'40" Orig	18-297 Orig
81°51'25" Orig	10-759 Orig
78°48'10" Orig	19-266 Orig
90°16' Orig	21-681 Orig
91°14'40" Orig	8-849 Orig
83°25'20" Orig	16-971 Orig
83°46'10" Orig	21-699 Orig
89°45' Orig	22-227 Orig
91°39' Orig	11-493 Orig
95°22'10" Orig	22-035 Orig
88°34'45" Orig	21-903 Orig
89°54' Orig	20-128 Orig
80°27'25" Orig	17-209 Orig
75°12'35" Orig	9-75 Orig
130°08'05" Orig	20-216 Orig
116°40'10" Orig	14-201 Orig
107°47' Orig	3-994 Orig

New Ref

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Plan
Number

SP329488

0 50mm 100mm 150mm

5544-341